

Landowner Specific Narrative Summary
Nels E. and Linda D. Calvert

To date, ATXI has been unsuccessful in obtaining an easement from Nels and Linda Calvert. The Calverts own a single parcel totaling approximately 95 acres along the Meredosia to Ipava segment of the project in Fulton County, Illinois. The property at issue has been designated internally as ILRP_MI_FO_039_ROW. As summarized on Exhibit 2.1, as of May 2, 2014, ATXI has contacted, or attempted to contact, the Calverts or their counsel on approximately 23 occasions, including 3 phone calls, 4 letters, 5 in-person meetings and 11 emails. Mr. William M. Shay represents these landowners.

ATXI has engaged in negotiations with Mr. Shay on behalf of all his clients located along the Meredosia to Ipava segment and is in the process of negotiating a confidential settlement agreement to address his clients' concerns with respect to usage of land adjacent to the easement, ingress, egress, centerline and interference with irrigation equipment. Such negotiations began in December of 2013 and are on-going. And while the parties have not reached final agreement with respect to these contested land usage terms, the parties anticipate reaching a compromise on land usage in the near future. The parties are further apart in assessing the appropriate amount of compensation for each of his client's easements.

On November 7, 2013, an ATXI representative met with the Calverts' attorney, Mr. Shay, and made an initial offer to acquire an easement on the Calvert property. This offer was based on an independent appraisal, which used comparable properties in Schuyler and Fulton Counties. Mr. Shay made a counteroffer on December 24, 2013, which was based on a per-acre price that was more than double that used in ATXI's initial offer. Mr. Shay based this counteroffer on his position that a nearby purchase of land for a substation should be taken into account in determining the per-acre price for all his clients' property. On January 10, 2014, ATXI informed Mr. Shay that it could not accept this counteroffer based on the appraisers'

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determination that the substation property was not comparable to the Calverts' property. Land agents have repeatedly requested that Mr. Shay provide an appraisal or other supporting documentation: on February 19, 2014 for comparable sales or appraisals, on March 18, 2014 for sales appraisals, on April 2, 2014 asking whether an appraiser has been hired, and again on April 29, 2014 requesting an appraisal or sales data. Despite these multiple requests, Mr. Shay has yet to provide an appraisal or any other sales of comparable properties.

The remaining outstanding issues necessitating eminent domain concern the amount of compensation for each of Mr. Shay's clients' easements, including the easement on Calvert property, and the terms of the confidential settlement agreement. Given this disparity with respect to compensation, and that a timely agreement is unlikely to occur, eminent domain authority is necessary for this landowner.

A. ILRP MI-FO-03 9

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 10/24/13 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:
He wanted his Attorney to look it over. started talking with his Attorney William Shay. He made a counter offer and wanted Changes to Easement.
7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Lewis Cain Lewis Cain ☐

Fulton County, IL

Fulton, IL

Tax ID: 202225300002



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

Route Adjacent Tracts
Tracts Section Boundary

0 165 330 660 990
Feet

CALVERT NELS

Tract No.:A_ILRP_MI_FO_039

Date: 5/9/2014

AMEREN TRANSMISSION
ILLINOIS RIVERS PROJECT
MEREDOSIA TO IPAVA
345 KV TRANSMISSION LINE

EXHIBIT 1

A 6.970 ACRE TRACT OF LAND SITUATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE 4TH PRINCIPAL MERIDIAN, FULTON COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO NELS E. CALVERT AND LINDA D. CALVERT, RECORDED IN DOCUMENT NO. 0438614 OF THE DEED RECORDS OF FULTON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID EAST 1/2, FROM WHICH THE NORTHEAST CORNER OF SAID EAST 1/2 BEARS SOUTH 88 DEGREES 52 MINUTES 54 SECONDS EAST, A DISTANCE OF 343.72 FEET;

THENCE SOUTH 14 DEGREES 50 MINUTES 18 SECONDS WEST, LEAVING SAID NORTH LINE, A DISTANCE OF 1,237.78 FEET TO A POINT FOR CORNER;

THENCE SOUTH 16 DEGREES 41 MINUTES 52 SECONDS WEST, A DISTANCE OF 786.05 FEET TO A POINT FOR CORNER IN EAST DEPOT ROAD AND THE COMMON LINE OF SAID TRACT 1 AND A TRACT OF LAND DESCRIBED AS TRACT III IN DEED TO PHYLLIS RUTLEDGE AND MARVIN RUTLEDGE, WIFE AND HUSBAND, AND ROBERT MARLAND MARSHALL, RECORDED IN DOCUMENT NO. 0607790 OF THE DEED RECORDS OF FULTON COUNTY, ILLINOIS;

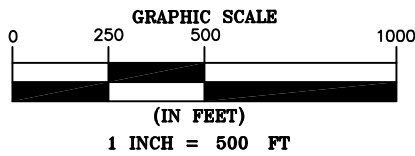
THENCE NORTH 88 DEGREES 53 MINUTES 42 SECONDS WEST, ALONG SAID ROAD AND SAID COMMON LINE, A DISTANCE OF 155.73 FEET TO A POINT FOR CORNER;

THENCE NORTH 16 DEGREES 41 MINUTES 52 SECONDS EAST, LEAVING SAID ROAD AND SAID COMMON LINE, A DISTANCE OF 825.47 FEET TO A POINT FOR CORNER;

THENCE NORTH 14 DEGREES 50 MINUTES 18 SECONDS EAST, A DISTANCE OF 1,198.73 FEET TO A POINT FOR CORNER IN SAID NORTH LINE;

THENCE SOUTH 88 DEGREES 52 MINUTES 54 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 154.41 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 303,602 SQUARE FEET OR 6.970 ACRES OF LAND, MORE OR LESS.

EXHIBIT 1



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S88°52'54"E	343.72
L2	S14°50'18"W	1237.78
L3	S16°41'52"W	786.05
L4	N88°53'42"W	155.73
L5	N16°41'52"E	825.47
L6	N14°50'18"E	1198.73
L7	S88°52'54"E	154.41

SECTION 25
TOWNSHIP 4N
RANGE 1E

TRACT III
PHYLLIS RUTLEDGE
AND MARVIN RUTLEDGE,
WIFE AND HUSBAND AND
ROBERT MARLAND MARSHALL
DOCUMENT NO. 0607790
D.R.F.C.I.
A_ILRP_MI_FO_037

E DEPOT RD.

E DEPOT RD.

PROPOSED 150'
WIDE EASEMENT
6.970 ACRES
(303,602 S.F.)

TRACT 1
NELS E. CALVERT AND
LINDA D. CALVERT
DOCUMENT NO. 0438614
D.R.F.C.I.
A_ILRP_MI_FO_039

TRACT 2
TERRY M. ARNETT AND
DIANA K. ARNETT AS
CO-TRUSTEES OF THE
TERRY M. ARNETT AND
DIANA K. ARNETT
DECLARATION OF TRUST
DOCUMENT NO. 1250247
D.R.F.C.I.
A_ILRP_MI_FO_040

LEGEND

- D.R.F.C.I. DEED RECORDS
FULTON COUNTY, ILLINOIS
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- △ CALCULATED POINT
- SECTION LINE (APPROXIMATE)
- PROPERTY LINE (APPROXIMATE)
- PROPOSED EASEMENT CENTERLINE
- PROPOSED EASEMENT

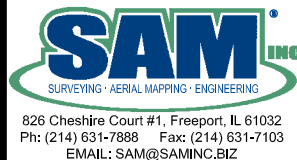
NOTES:

1. ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY AND IS NOT TO BE RECORDED FOR ANY REASON.
2. BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
3. SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 08/14/2013
SCALE: 1"=500'
TRACT ID: A_ILRP_MI_FO_039
DRAWN BY: EEV



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
MEREDOSIA TO IPAVA
SECTION 25, TOWNSHIP 4 NORTH, RANGE 1 EAST
OF THE 4TH PRINCIPAL MERIDIAN
FULTON COUNTY, ILLINOIS

A_ILRP_MI_FO_039_POE.DWG